021.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	588,200 / 588,200
					USE VALUE:	588,200 / 588,200
					ASSESSED:	588,200 / 588,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
263		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRIGHT TIMOTHY J &
Owner 2:	SOLOMON TABITHA A
Owner 3:	
Street 1:	263 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUCKLEY MARGARET R -
Owner 2:	-
Street 1:	263 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,254 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6254.000	150,700		437,500	588,200
Total Card	0.144	150,700		437,500	588,200
Total Parcel	0.144	150,700		437,500	588,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.59 | /Parcel: 510.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 14406

GIS Ref

GIS Ref

Insp Date 04/05/18

!1826!

PREVIOUS ASSESSMENT

Parcel ID 021.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	151,200	0	6,254.	437,500	588,700	588,700	Year End Roll	12/18/2019
2019	101	FV	140,800	0	6,254.	464,800	605,600	605,600	Year End Roll	1/3/2019
2018	101	FV	140,800	0	6,254.	339,100	479,900	479,900	Year End Roll	12/20/2017
2017	101	FV	140,800	0	6,254.	295,300	436,100	436,100	Year End Roll	1/3/2017
2016	101	FV	182,600	0	6,254.	251,600	434,200	434,200	Year End	1/4/2016
2015	101	FV	171,700	0	6,254.	246,100	417,800	417,800	Year End Roll	12/11/2014
2014	101	FV	171,700	0	6,254.	202,300	374,000	374,000	Year End Roll	12/16/2013
2013	101	FV	171,700	0	6,254.	192,500	364,200	364,200		12/13/2012

PRINT

Date	Time
12/10/20	17:23:03

LAST REV

Date	Time
03/20/19	09:06:11
danam	
1826	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY MARGARE	66332-259		11/3/2015		422,000	No	No		
	13000-732		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	14406
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1817	Insulate	9,100	C				
4/7/2016	404		1,500					stairs off sundeck
1/7/2016	17	Alterati	6,640					
10/16/2003	892	Siding	11,000					vinyl siding

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2018	MEAS&NOTICE	BS	Barbara S
4/28/2016	Sales Review	PT	Paul T
2/6/2009	Meas/Inspect	189	PATRIOT
8/29/2005	Fieldrev-Chg	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
8/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6254		Sq. Ft.	Site		0	80.	0.87	1			Med. Tr	-10					437,486						437,500	

Total AC/HA: 0.14357 | Total SF/SM: 6254 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 437,486 | Spl Credit | Total: 437,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.89091086
Adj $ / SQ:	126.287
Other Features:	72000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	252497
Depreciation:	101756
Depreciated Total:	150741

COMMENTS

SEPTIC SYSTEM SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1	

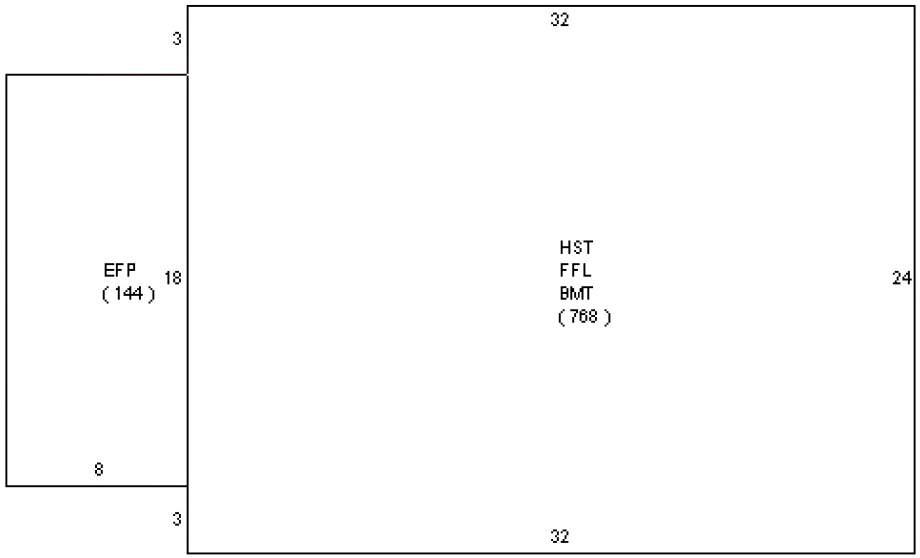
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.29
Special Features:	0	Val/Su Net:	73.01
Final Total:	150700	Val/Su SzAd	130.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	37.890	29,096
FFL	First Floor	768	126.290	96,988
HST	Half Story	384	126.290	48,494
EFP	Enclos Porch	144	41.100	5,918
	Net Sketched Area:	2,064	Total:	180,496
Size Ad	1152	Gross Are	2448	FinArea 1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

021.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc